

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**1. Date, Time, and Place of Sale.**

Date: December 06, 2016

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place: THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 26, 2009 and recorded in Document CLERK'S FILE NO. 20091103001342220 real property records of COLLIN County, Texas, with CHARLES RAY HART AND BETTIE J HART, grantor(s) and URBAN FINANCIAL GROUP, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES RAY HART AND BETTIE J HART, securing the payment of the indebtednesses in the original principal amount of \$177,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019


  
PETE NANTIRUX

FOR

MICHAEL HARRISON OR BECKY HOWELL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

FILED  
2016 NOV 14 PM 12:23  
CLERK  
COLLIN COUNTY, TEXAS  
BY:  DEPUTY



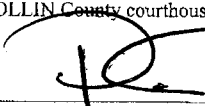
1306 WHITE CIRCLE  
MCKINNEY, TX 75069

00000005733472  
Date of Sale: 12/06/2016

**Pete Nantirux**

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on **NOV 14 2016** I filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale.

  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Pete Nantirux**

**NOV 14 2016**

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COLLIN

**EXHIBIT "A"**

LOT 10, IN BLOCK A, OF WHITE WEST NO. 1, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 23, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS